



2f2, 17 Blackwood Crescent, Newington, Edinburgh, EH9 1RA

Beautifully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented one-bedroom flat, situated on the second floor of a traditional stone-built tenement, quietly positioned on a side street in the heart of Edinburgh's ever-popular Newington area, just south of the city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a bathroom.

An appealing and flexible property - close to Universities, vibrant city amenities, together with vast open green spaces.

This period property features tall ceilings, ornate cornice work, a fitted kitchen with appliances and continuous modern flooring. With light neutral decor, further features include double glazing, electric heating, and good integrated storage.

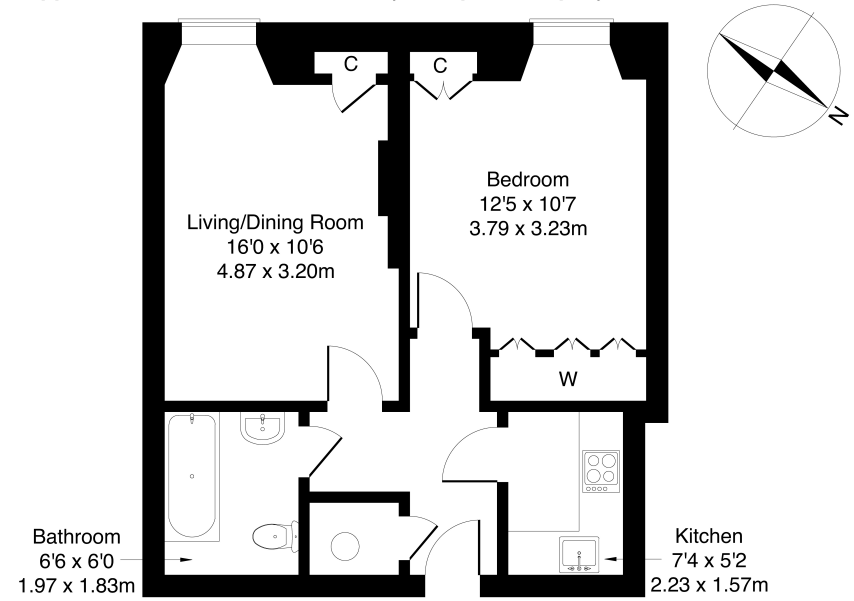
There is a secured entry system, a shared garden to the rear and a zoned parking to the front and surrounding streets.

The property is accessed via a welcoming entrance hall, which offers space for outerwear and provides access throughout. The generous living room enjoys a desirable west-south-facing aspect, allowing an abundance of natural light, and is finished with light, neutral decor, wood-effect flooring, period ornate corning, a feature fireplace surround, and a useful built-in cupboard. Set to the rear, the kitchen is well-appointed with a range of wall and base units, stone-effect worktops, tiled splashbacks, a sink with a drainer, and space for freestanding appliances.

The spacious double bedroom is tastefully finished in light decor with wood-effect flooring and benefits from a large built-in wardrobe, a charming window seat, additional built-in storage, and a bespoke shelving feature. Completing the accommodation, the bathroom is fitted with a three-piece suite incorporating an electric shower over the bath and partially tiled walls.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station

and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.





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